

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Athens-Clarke State: GA

PJ's Total HOME Allocation Received: \$11,868,349 PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|----|---------|
| | | | | | Group | C | Overall |
| | | | | PJs in State: | 10 | | |
| <u>Program Progress:</u> | | | | | | | |
| % of Funds Committed | 95.72 % | 96.53 % | 5 | 94.94 % | 57 | | 59 |
| % of Funds Disbursed | 89.53 % | 84.35 % | 5 | 84.35 % | 62 | | 65 |
| Leveraging Ratio for Rental Activities | 0 | 3.6 | 9 | 4.59 | 0 | | 0 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 75.30 % | 1 | 81.38 % | 100 | | 100 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 65.88 % | 49.60 % | 3 | 68.05 % | 38 | | 38 |
| <u>Low-Income Benefit:</u> | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 90.48 % | 66.03 % | 2 | 79.65 % | 66 | | 72 |
| % of 0-30% AMI Renters to All Renters*** | 80.95 % | 32.59 % | 1 | 44.76 % | 90 | | 94 |
| <u>Lease-Up:</u> | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 91.09 % | 1 | 94.31 % | 100 | | 100 |
| <u>Overall Ranking:</u> | | | In State: | 3 / 10 | Nationally: | 66 | 65 |
| <u>HOME Cost Per Unit and Number of Completed Units:</u> | | | | | | | |
| Rental Unit | \$13,363 | \$12,819 | | \$25,245 | 21 Units | | 9.30 % |
| Homebuyer Unit | \$27,802 | \$16,316 | | \$14,395 | 176 Units | | 77.50 % |
| Homeowner-Rehab Unit | \$31,501 | \$27,844 | | \$20,186 | 30 Units | | 13.20 % |
| TBRA Unit | \$0 | \$1,478 | | \$3,142 | 0 Units | | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Athens-Clarke GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$14,760 | \$32,741 | \$31,501 |
| State:* | \$49,171 | \$63,608 | \$28,725 |
| National:** | \$88,539 | \$71,594 | \$22,853 |

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|----------|-------------|-------------|--------|
| White: | 0.0 | 6.3 | 10.0 | 0.0 |
| Black/African American: | 100.0 | 93.8 | 90.0 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|-----|-----|-----|-----|
| Hispanic | 0.0 | 0.0 | 0.0 | 0.0 |
|----------|-----|-----|-----|-----|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|------|------|------|-----|
| 1 Person: | 33.3 | 19.3 | 46.7 | 0.0 |
| 2 Persons: | 23.8 | 42.6 | 33.3 | 0.0 |
| 3 Persons: | 9.5 | 33.0 | 3.3 | 0.0 |
| 4 Persons: | 23.8 | 3.4 | 10.0 | 0.0 |
| 5 Persons: | 9.5 | 1.1 | 3.3 | 0.0 |
| 6 Persons: | 0.0 | 0.6 | 3.3 | 0.0 |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|------|------|------|-----|
| Single/Non-Elderly: | 23.8 | 30.1 | 13.3 | 0.0 |
| Elderly: | 19.0 | 1.7 | 66.7 | 0.0 |
| Related/Single Parent: | 19.0 | 58.0 | 16.7 | 0.0 |
| Related/Two Parent: | 19.0 | 5.1 | 3.3 | 0.0 |
| Other: | 19.0 | 5.1 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|------|------------------|
| Section 8: | 42.9 | 0.6 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 0.0 | |
| No Assistance: | 57.1 | |

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Athens-Clarke

State: GA

Group Rank: 66
(Percentile)

State Rank: 3 / 10 PJs

Overall Rank: 65
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.30% | 65.88 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 90.48 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.50% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.060 | 1.38 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



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